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## HERITAGE RESOURCES

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## HERITAGE RESOURCES

### GOAL:

Preserve the heritage of La Jolla by identifying structures or natural features within the community that are important local landmarks or that hold community-wide significance and by designating them as historic sites.

### BACKGROUND

La Jolla is fortunate to have a number of archaeological sites, resources and historically significant buildings. The historic structures and sites are important community landmarks and convey a sense of history, identity and place to the community and to its residents.

Archaeological sites are also an important heritage resource. Artifacts obtained from local archeological sites serve as the thread of cultural awareness from our time back to the earliest human settlements. Nomadic Indians camped along the shores of La Jolla until the coming of the Spanish soldiers and padres, whereby they became sedentary as part of the Mission Indian complex. There is evidence of the history of their occupation through early burials and other artifact remains.

In 1886, the land in the community was first subdivided, and in 1887, lots were sold. This is considered the beginning of urban La Jolla. The first industry began at the turn of the century, capitalizing on tourism. Much of La Jolla's development through the years is attributed to the influence of tourism. La Jolla has retained its special community image and attraction to visitors through its diversified architecture, street design and protection of its scenic shoreline.

In recognition of the diversified architecture and the importance of preserving the community's heritage, 42 sites have been officially registered as historic by the City's Historical Resources Board as of the

publication of this plan. There are numerous other potentially significant heritage resources and archeological sites within the community. There is currently underway a survey of potential historic sites and cultural landscapes in La Jolla.

The Cultural Complex, identified in Figure 21, includes a unique assembly of cultural uses representing the distinct architectural, educational and historical heritage of La Jolla. Structures that are within this area include the Museum of Contemporary Art (the original Scripps House and Gardens), Coles Bookstore, the Bishops School, the Scripps Clinic (converted to residential), the La Jolla Recreation Center, the La Jolla Woman's Club and the George Kautz house and Dolly's house. The original Scripps Gardens on Coast Boulevard, purportedly designed by Kate Sessions in 1900, was the first formal garden in La Jolla. The Cultural Complex is implemented in part by the "Cultural Zone" of the La Jolla Planned District. However, there are residential properties in this area that have been zoned to allow residential development at a maximum of 29 dwelling units per acre. The Cultural Complex and the Cultural Zone of the Planned District Ordinance are not currently co-terminus. The Cultural Zone of the Planned District Ordinance is intended to provide that the highest land use priority be reserved for these cultural uses. The design standards are intended to maintain the area's unique architecture appearance and scale.

Some of the structures that were built prior to 1920, such as the La Jolla Woman's Club (1913), located on Draper Avenue and the La Jolla Community Center (1914), located on Prospect Street, are still used for community meetings and social functions. These historically designated structures, as well as other historic buildings within the community, are essential to the character of the village area. Historic structures have established an architectural theme and maintained a sense of neighborhood scale within this district and throughout the community.

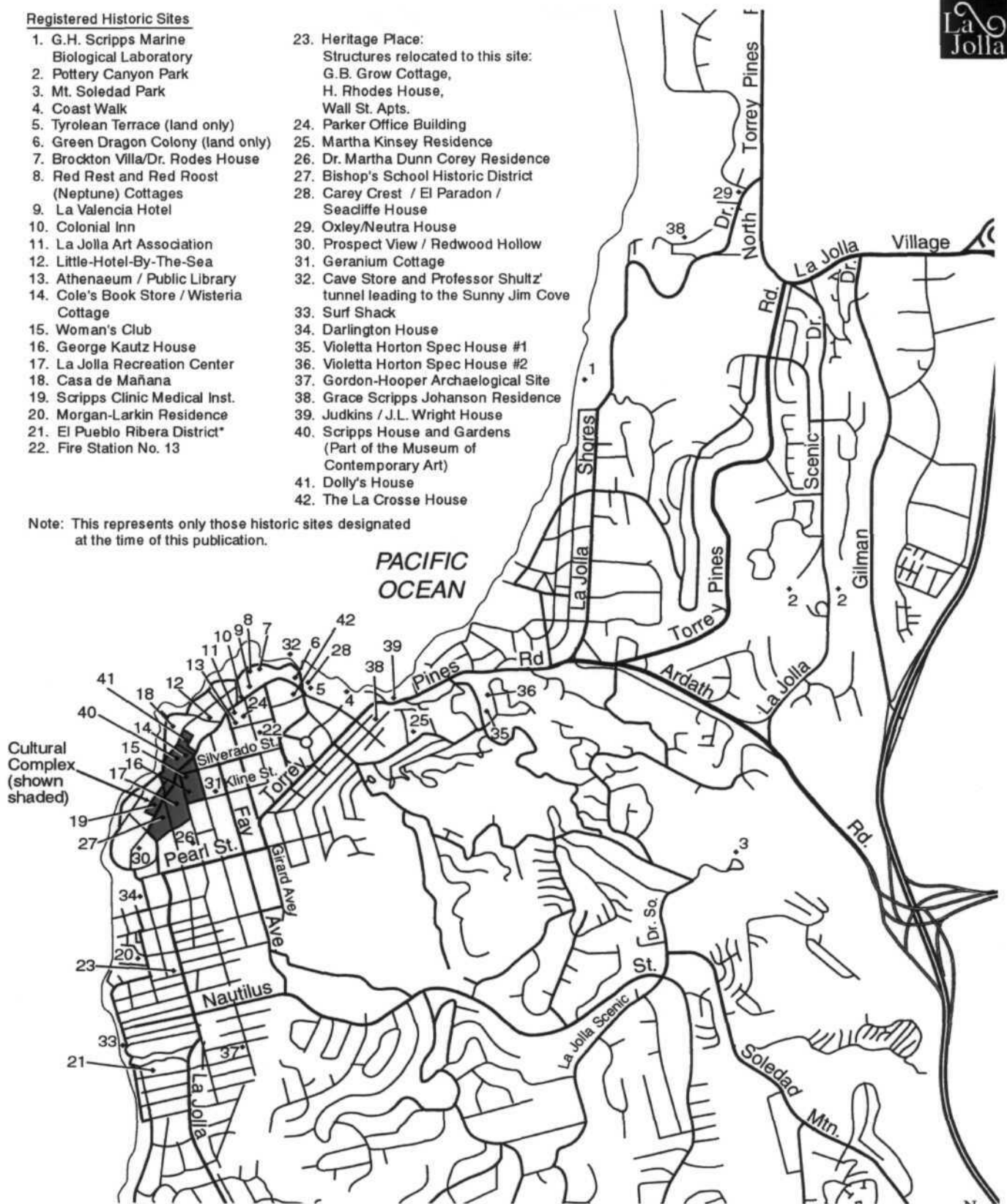
## **POLICIES**

1. The City should protect sites of significant archaeological, architectural and historical value within the residential and commercial areas of La Jolla for their scientific, education and heritage values.
2. The City, in cooperation with the Historical Resources Board and the community, should conduct a survey of historic and architecturally significant sites that are eligible for historic designation. This survey should be updated on a periodic basis per the Secretary of Interior Standards.
3. The City should encourage the adaptive reuse of historic structures to encourage their retention in order to preserve the structural integrity, usefulness and potential historic value of these buildings. Relocation of a historic structure to another site within the community should be utilized only after all other means to retain the structure on the original site have been exhausted, and the action has been deemed to meet the Secretary of Interior Standards criteria.
4. The City should ensure that sensitive paleontological resources in La Jolla are preserved through the recovery of significant fossils identified during the environmental review process. This work should be performed in accordance with the Secretary of Interior's Standards and Historical Resources Board policies and procedures.
5. In the context of the La Jolla Planned District Ordinance update, the City should consider changing the boundary of the Cultural Zone of the Planned District Ordinance in order to achieve a co-terminus boundary with the Cultural Complex of the community plan. If appropriate, the boundary of the Cultural Complex should also be adjusted at that time.

# Registered Historic Sites

1. G.H. Scripps Marine Biological Laboratory
2. Pottery Canyon Park
3. Mt. Soledad Park
4. Coast Walk
5. Tyrolean Terrace (land only)
6. Green Dragon Colony (land only)
7. Brockton Villa/Dr. Rhodes House
8. Red Rest and Red Roost (Neptune) Cottages
9. La Valencia Hotel
10. Colonial Inn
11. La Jolla Art Association
12. Little-Hotel-By-The-Sea
13. Athenaeum / Public Library
14. Cole's Book Store / Wisteria Cottage
15. Woman's Club
16. George Kautz House
17. La Jolla Recreation Center
18. Casa de Mañana
19. Scripps Clinic Medical Inst.
20. Morgan-Larkin Residence
21. El Pueblo Ribera District\*
22. Fire Station No. 13
23. Heritage Place:  
Structures relocated to this site:  
G.B. Grow Cottage,  
H. Rhodes House,  
Wall St. Apts.
24. Parker Office Building
25. Martha Kinsey Residence
26. Dr. Martha Dunn Corey Residence
27. Bishop's School Historic District
28. Carey Crest / El Parador / Seaclyffe House
29. Oxley/Neutra House
30. Prospect View / Redwood Hollow
31. Geranium Cottage
32. Cave Store and Professor Shultz' tunnel leading to the Sunny Jim Cove
33. Surf Shack
34. Darlington House
35. Violetta Horton Spec House #1
36. Violetta Horton Spec House #2
37. Gordon-Hooper Archaeological Site
38. Grace Scripps Johanson Residence
39. Judkins / J.L. Wright House
40. Scripps House and Gardens (Part of the Museum of Contemporary Art)
41. Dolly's House
42. The La Crosse House

Note: This represents only those historic sites designated at the time of this publication.



## Heritage Resources



**La Jolla Community Plan**  
City of San Diego • Planning Department

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Figure 21

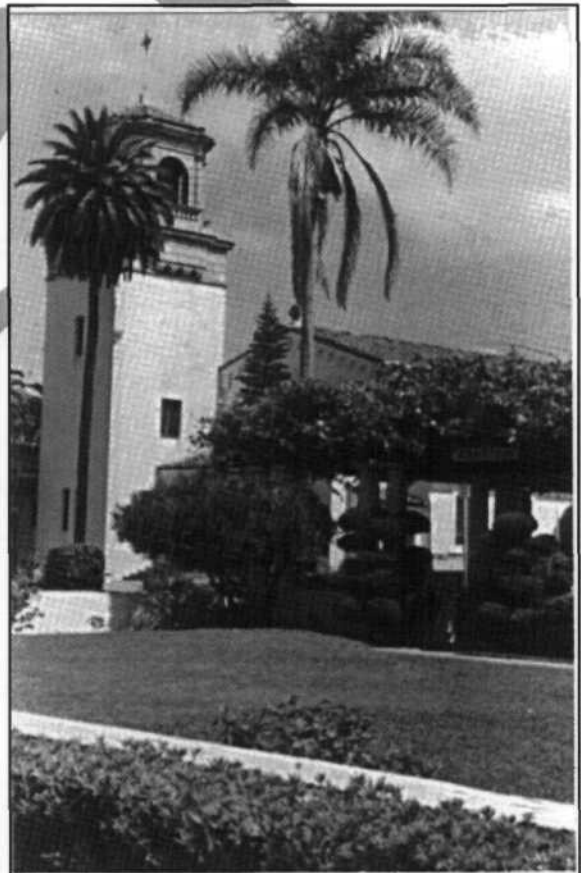
## ACTION PLAN

IMPLEMENTATION	ADOPT WITH PLAN	TIMING		RESPONSIBILITY	FUNDING	SEE FOR MORE DETAILS
		WITHIN 5 YEARS	WITHIN 20 YEARS			
Identify sites and cultural landscapes of eligible significant historic value within the community.		On-going		Planning Department	Community Development Block Grant (CDBG) & State	Policies 1 & 2 Recommendation 2
Implement a comprehensive Historic Preservation Package in order to preserve historic resources.		•		Historical Resources Board City Council	City	Policy 3 Recommendations 1-5
Require the preservation of significant cultural and paleontological resources during the permit review process.		On-going		Planning and Development Services Departments	Cost Recoverable through Project review	Policies 1 & 4 Recommendation 4
Consider changing the boundary of the Cultural Zone of the La Jolla Planned District Ordinance in order to make it correspond with the Cultural Complex of the Community Plan.		•		Historical Resources Board, Planning, and Development Services Departments	City	Policy 5



## PLAN RECOMMENDATIONS

1. Preserve all designated historic sites in La Jolla. Maintain the existing cultural zone designation within the La Jolla Planned District in order to retain those structures and sites of designated architectural and historic value.
2. Pursue local historic designation of significant historic resources as recommended in Figure 21, through preliminary historic surveys. The surveys identify those sites that should be saved in their present location, those that should be saved but moved to another location; and those that could simply be photographed and documented prior to demolition.
3. In addition to the "Mills Act" property tax reduction for historically designated properties, provide additional incentives to encourage designation of significant historic properties such as other historic tax credits, facade easements and permit fee waivers in order to stimulate private conservation of these sites.
4. Evaluate potentially significant cultural or paleontological sites as part of a discretionary and/or environmental review process. Project review should address the nature of the resource and compatibility of the project design with the resource, avoiding disturbance of the significant sites.
5. Initiate a program to identify significant community landmarks with plaques to reinforce the community's image. Work with community organizations to prepare walking tours and brochures that would highlight the historic resources.
6. Facilitate the adaptive reuse of the Red Rest and Red Roost cottages. With the cooperation and consent of the property owner, consider acquisition of this site in order to preserve the cottages as historic resources.



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